



53 Claysend Cottages, Newton St Loe, Bath

A well presented cottage in a tranquil location on the edge of Bath.

Situation

Newton St Loe is a small village located between Bath and Bristol, with the majority owned by the Duchy of Cornwall. There is a village shop, church and hall, in addition to the award winning Newton Farm Foods and Parlour Cafe, providing an excellent selection of local produce. There are wonderful countryside walks to be enjoyed around the village. The Brook Bar and Bistro at Bath Mill Lodge Retreat is also nearby, providing an idyllic, tranquil space to relax and unwind. High speed rail links are available at Bath Spa station to London Paddington (journey time from 90 minutes). The property is well placed for commuting to Bristol and the M4 by car. Bristol Airport is approximately 14.5 miles to the west.

The House

No. 53 is in a wonderful semi-rural position, conveniently located to local amenities in Bath, whilst being surrounded by open countryside. The property is unique being only one of three in the village that benefit from being Freehold.

The property has been sympathetically extended by the current owners, and provides modern family living space comprising light and airy open plan kitchen/dining/family room with bi-fold doors to the terrace and garden; and a living room with woodburner on the ground floor. On the first floor are three double bedrooms with recently fitted bespoke, hand crafted wardrobes; and the family bathroom.

Outside

The gardens at the front and rear of the property have been beautifully landscaped by the present owners mainly laid to lawn bordered by shrubs and trees. There is a large terrace, in addition to a timber seater arbour, perfect for alfresco dining and to take in the fabulous views of the countryside and beyond. There is a private driveway for several cars.



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Planning Permission

The property benefits from planning permission for the 'Erection of single storey rear extension to provide utility and downstairs WC.' (22/04547/FUL) which will expire on 04.01.26.

Directions (Postcode BA2 9DE)

From Bath head west on Upper Bristol Road/A4, passing through Newbridge and continue onto the Bristol Road/A4. At The Globe roundabout take the first exit onto Pennyquick. Continue on this road for just over 0.5 miles and then turn right. No. 53 will be the first house on your right.

Property information

Services: Mains electricity and water. Private drainage. Oil fired central heating (new external boiler 2019).

Tenure: We are advised that the property is Freehold.

Local Authority: Bath & North East Somerset Council – bathnes.gov.uk

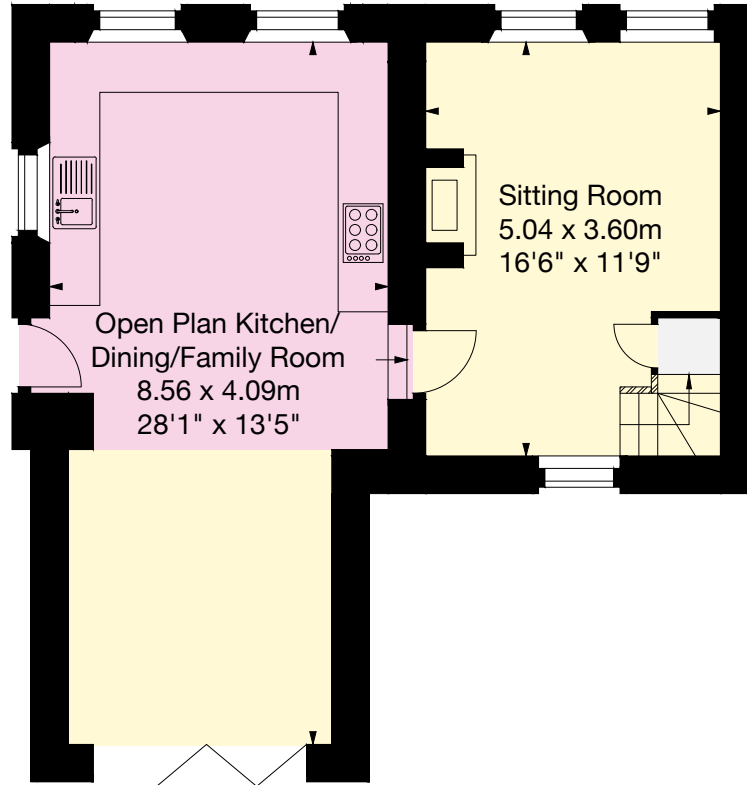
Council Tax: Band C

Viewing: Strictly by prior appointment with the Knight Frank, LLP

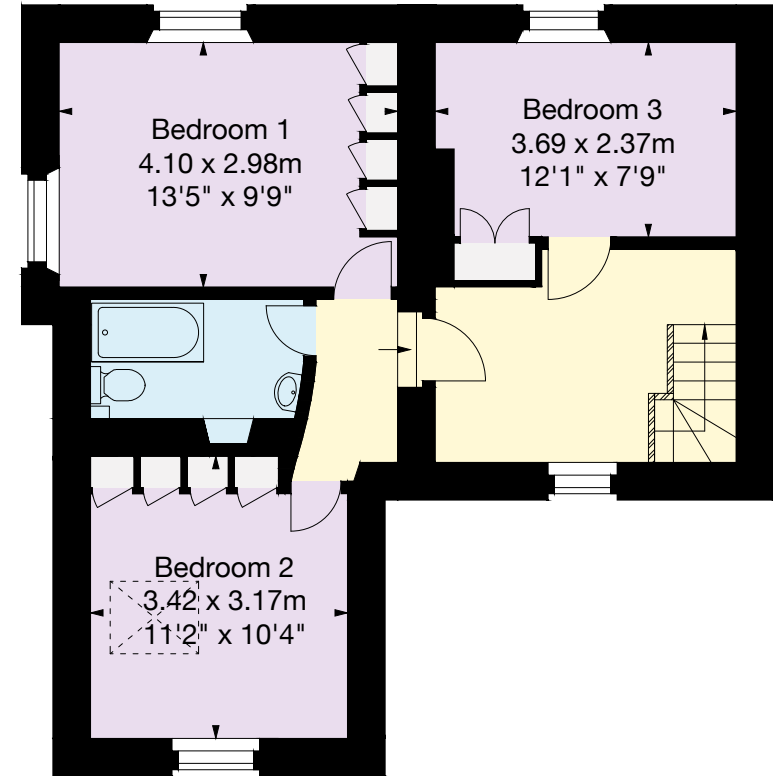


Total Area = 103 sq m / 1,117 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [November 2023]. Photographs and videos dated [November 2023].

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